

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE, INDIANA 47305



OCTOBER 3, 2022

PUBLIC HEARING: 6:45 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

RES. 23-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION CONFIRMING DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS. (ADK Management Inc.)

No public comment. Robinson declares the Public Hearing closed.

REGULAR MEETING: 7:00 P.M., 1st Floor City Hall Auditorium.

PLEDGE OF ALLEGIANCE: Led by Elizabeth Edgell.

INVOCATION: A Moment of Silence in honor of those lost to breast cancer as well as those who continue to fight. October is Breast Cancer Awareness Month.

CITIZEN RECOGNITION: This month's recipient this afternoon had a family emergency last minute so the Citizen Recognition is going to be postponed until next month which is Councilman Ingram presenting.

ROLL CALL:	PRESENT	ABSENT
Aaron Clark	X	
Ro Selvey	X	
Troy Ingram	X	
Jeff Green		X
Jeff Robinson	X	
Brandon Garrett	X	
Brad Polk	X	
Jerry Dishman	X	
Roger Overbey	X	

APPROVAL OF THE MINUTES: A motion was made by Overbey and seconded by Ingram to Approve the September 12, 2022 Regular Meeting Minutes. A roll call vote showed 8 yeas, 1 absent (Green). MINUTES APPROVED.

COMMITTEE REPORTS: Councilman Clark, Chair of the Tax Abatement Committee, expresses the Tax Abatement Committee met at 6:15 PM tonight regarding Res. 23-22, which is the tax abatement request for the White River Plaza Rehab Project. If allowed, he would like to allow the committee members to share their views when they come upon Res. 23-22 on the Agenda.

APPOINTMENTS TO BOARD AND COMMISSIONS: President Robinson informs they have no appointments to make this month but anyone interested in serving can go to goservemuncie.com, express interests there and fill in your name and any board that you might be interested in. There are a lot of appointments coming up at the beginning of the year so he would encourage people that have interest to do that.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 27-22 AN ORDINANCE TO VACATE A PORTION OF 5TH STREET (aka ANTHONY STREET) IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA.

A motion was made by Ingram and seconded by Polk to Adopt.

John LaRue, Counsel for Petitioners Jeff and Tammy Nibarger, is here to answer any questions. They are asking that the Council approve this. If there are any questions, the Nibargers are here and LaRue is sure they can explain any further details. Questions called. A roll call vote showed 8 yeas, 1 absent (Green). ADOPTED.

ORD. 28-22 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES (MUNCIE SANITARY DISTRICT 2023 BUDGET).

Before a motion is made President Robinson wishes to make sure the Council is okay and prepared to vote on this ordinance as well as the ordinance approving the MITS budget this evening. When they spoke several weeks ago at the last Council meeting there may have been some confusion when he mentioned the budgets will be passed on October 19th. However, if the Council is prepared to vote this evening on Ord. 28-22 and Ord. 32-22 then they can move forward. No objections.

A motion was made by Polk and seconded by Ingram to Adopt.

Deanna Cox, MSD Financial Manager, is here if there are any questions. Questions called. A roll call vote showed 8 yeas, 1 absent (Green). ADOPTED.

ORD. 29-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING CHAPTER 93 (BEECH GROVE CEMETERY) OF THE CITY OF MUNCIE CODE OF ORDINANCES.

A motion was made by Selvey and seconded by Ingram to Adopt.

Troy Watters, Beech Grove Cemetery Superintendent, is here to answer any questions. Rick Yencer, author and former newsman, would like to thank Mr. Watters and everyone else that was able to get people on the job to fix that fence. You don't realize how many thousands of people drive by that cemetery and saw that big hole over the past year. Appearance isn't everything but when you are looking at 40,000 people that rest there, he thinks they need to take a little more attention. But, thanks again. Questions called. A roll call vote showed 8 yeas, and 1 absent (Green). APPROVED.

ORD. 30-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (BEECH GROVE CEMETERY).

A motion was made by Polk and seconded by Ingram to Adopt.

Troy Watters, Beech Grove Cemetery Superintendent, is here to answer any questions if anybody has any. Robinson assures they covered this ordinance pretty extensively last month but is happy to entertain any questions. Councilman Garrett just wants to commend Mr. Watters for how phenomenal the cemetery looks. He and Robinson came and attended the ribbon cutting and it is outstanding what is

being done there. They appreciate it and encourage him to keep up the great work. Watters says that is their plan. Questions called. A roll call vote showed 8 yeas, 1 absent (Green). ADOPTED.

ORD. 31-22 AN ORDINANCE OF THE CITY OF MUNCIE ADDING CHAPTER 103 TO THE CITY OF MUNCIE CODE OF ORDINANCES TO ESTABLISH A PROCEDURE FOR THE NAMING OR RENAMING OF CITY FACILITIES.

A motion was made by Overbey and seconded by Ingram to Adopt. Questions called. A roll call vote showed 7 yeas, 1 nay (Clark), 1 absent (Green). ADOPTED.

ORD. 32-22 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES (MITS BUDGET 2023).

A motion was made by Polk and seconded by Ingram to Approve.

Amanda Price Clark, General Manager, and Amy Howe, Director of Finance, are present in case anybody has any questions. Rick Yencer, author and former newsman with business interest here, states he has been up here three years now trying to tell this private firm North American Transit to do right by the people. He has talked to people down at the Y and people that don't have a ride on Sundays. MITS doesn't seem willing to test routes between destinations like Walmart or other places people might want to go on a Sunday. He doesn't think they need to run all the routes but need to look more at express routes too because over the years he has seen the bus system do nothing but cater to kids who ride free while the poor are still made to pay. The people that don't have the means or the way still need that bus any given day. In addition, there are other cities that have Sunday bus service. There is no reason spending \$10 million to this private company that they can at least do some express routes.

Elizabeth Edgell agrees. Several people in her Facebook group, Delaware County Community Awareness, amounting to almost 23,000 local members work on Sunday. Yes, we know the churches have their pick-ups with vans or buses. However, if you are eating out enjoying Sunday dinner or would like to go to Walmart and shop, those people have to find a way to work on Sundays. She agrees with Mr. Yencer and has heard him discuss this for two years now and would be willing to work with anybody who would want to work towards that end.

Robinson questions if the General Manager would like to respond why MITS has not considered Sunday bus routes. Price Clark states MITS has considered Sunday bus routes in the past but right now, they don't have enough drivers to run their regular routes. They stop earlier in the evenings because they don't have the manpower so to talk about Sunday right now would mean the bus routes would have to end even earlier during the week to be able to add a Sunday service. The Overtime for fixed route, even with reduced service, is well over 150 hours in fixed route alone every pay period. Doing what they are doing right now is pushing the limits in terms of just not having drivers and constantly hiring. She encourages the Council if they know anyone to send them the MITS way. All in all, it is not a matter of wanting to or not wanting to at this point, it is a matter of having the manpower to do so. Robinson questions if that is something they would consider in the future, once they get some manpower back and up to full staffing. Price Clark answers yes.

Councilwoman Selvey asks what kind of incentives are provided and what they are trying to do to encourage people to work for MITS. Price Clark states they have an internal incentive that if you recommend someone then payouts would be offered if those people stay so long. In terms of offering incentives outside of drivers, they have done them where the drivers get them if the person stays so long. They done it with mechanics as well. However, big response wasn't achieved. One thing that should be remembered is that once you are an employee of Muncie Indiana Transit Systems, you are drug tested for

the entirety of your tenure, not just when you are hired. MITS falls under the FTA guidelines and she believes that does hurt them in some instances because of that continual drug testing.

Garrett asks how they are advertising that they need drivers, wondering if they are on social media or have radio ads. Price Clark answers they are on social media such as Tic Tok, Facebook, Twitter, and have physical ads on the buses. Spotted Monkey actually handles their social media and does quite a bit of extensive advertising so constantly there are ads out. It is on the website and as she said, it is on the buses. All of the drivers know and it is brought up anytime they can. Garrett asks what website can someone go to or what phone number can they call if they were interested. Price Clark informs anyone can go to mitsbus.org and apply online or come to the administrative office at 1300 E. Seymour and fill out an application there. Garrett comments since they are livestreaming he just wanted to make sure everyone knew where to go and what to do and thanks her.

Elizabeth Edgell, again, doesn't know what the contracts are here but it would appear to her that if MITS can't offer services that our citizens need then maybe it is perhaps time to revisit that \$10 million of taxpayer money. If they are not getting the citizens needs out, it is not the public's fault or Council's fault that they can't hire drivers. Edgell closes explaining she is on every social media platform (as most people know) and she has never seen anything about MITS advertising.

Brad Gregory, President of Local #1499 Union at MITS, just wanted to make it aware that this is a contract year and their contract is up at the end of the year. The budget estimates for the last three years have been the same and he feels like the drivers and everybody at MITS need a raise. This year, they put in for a 2% raise but the cost of their insurance went up 10%. Their top pay is \$22.32 but union brothers and sisters at South Bend, Indianapolis, and Lafayette are all making \$29.50 and more. They are right, it is a hard time right now getting workers to apply and some of the people don't want to deal with the school kids. The school-aged kids behavior on the buses is enough to make some of the drivers want to quit and they have to deal with some of the most unruly people. They like what they are doing but just feel like the budget estimate should be higher. They want a pretty good raise coming up and to attract the drivers they need better pay. That is pretty much all he wanted to say.

Troy Watters just wants to comment on the General Manager stating how she is unable to get help. CDL's are hard to get anymore. The older holders used to pay \$175 to take a test but now you have to go through a \$6,000 class that lasts three weeks long. Some employers are offering to pay that if you sign an agreement to work for them for two years but still that cost goes off to the employer so they can only do so many. There are CDL jobs open everywhere right now and that is the biggest reason because people cannot afford to go take the test and do it. He thinks that is a lot of the reason these people behind him can't get the extra help to run Sunday. He was just in the audience listening and had to say that everybody needs CDL drivers right now and you can't get them for that reason.

Rashaad Jackson, Amalgamated Transit Union International, will be helping Local #1499 with the contract in negotiating a successful agreement. He will keep his remarks brief because he is (really) not a member of the community but what he wanted to say and is pressed upon everyone is that the challenges you face with manpower are not unique. ATU Inc. represents the United States and Canada and specializes in just transportation. One of the things they want to speak to along with the concerns is, they are going to try to discuss a mentorship program during this contract, which (he thinks) would solve many of the problems when it comes to recruitment and retention. It actually provides a pathway for some of the funds that will be necessary to make the training possible. He just wanted to put that on record so everyone is aware and when it comes up again it will not be so foreign.

Jeanetta Pressley wishes to say that if they are going to hire new drivers then they need to train those new drivers for service animals also. She runs into trouble every time she tries to ride the bus with

her dog, Bernard. He doesn't wear a vest but rather a bandana that shows he is clearly a medical service animal. Yet, she has given up riding the bus with him because it just doesn't work out. She hasn't had any problems in any of the stores or anything and that it is just public transportation she has issues with. Again, she has problems with the MITS bus service and her service animal.

Jerry Wise doesn't see how raising the budget is going to do any good for getting more people. If the promise can be made that they can get more people with more money than he is all for it. However, he doesn't think they can.

Seth Rawlings has something to talk about that is a little different. This isn't really in the Councils' hands. A lot of these public transit systems in cities like ours (maybe a little smaller) don't have the tax base to really support something major like you would see up in Indianapolis, Chicago or DC. This is something we need federal and state investment. This is something that you people need to (please) contact your state representatives and congressional representatives on. Whenever we have bills come up all across the federal government and the state government, a lot of times they get stymied because public transportation doesn't get the same amount of input that it really deserves. Whenever you do not have the input, MITS becomes only a system that poor people have to use and people who are a little above being poor just don't want to use it and will prefer to drive a car. We really need good investment at a state and federal level to be able to get a good system and that's why we're always stuck with this decision of bad or worse. Asking ourselves how are we going to be able to pay for this knowing we can't raise taxes. It is just a lot of meddling and that's why we really need big state and federal investment. We have \$60 billion in state government and we need it to be spent here. This is something we really need to think about. The City, especially in our development patterns, cannot be so spread out if we want to have a service like this. We have to become denser and have an ability to get people from point A to point B quickly. Just something to think about on a longer-term basis.

James Robertson, Vice President of the Union, just wants to say a couple of things. He refers to a previous speaker (Mr. Watters) mentioning the CDLs and explains how they get people to come in and get their CDLs but what they would do is come in and get their CDLs and leave because the pay is only \$22 an hour. You can go somewhere else and work with the CDLs and get \$30 an hour so we need to find a way to do something so people can't come in, get a CDL and leave. They have lost many drivers like that. One more thing he wants to say; hospitals, doctors, nurses, etc. call themselves frontline when WE are frontline. They deal with a lot of stuff on these buses. People that have COVID get on these buses to go to the hospital and are all up in the bus drivers face. One thing he can say he is proud of at MITS is how he got a transit book and that book had over 300 people listed that died of COVID. However, Muncie, Indiana did not have one person die of COVID. They do their jobs but feel they are frontline too and is why they are here talking about the budget right here, right now. He wants everyone to know that if you do not ride the bus then you do not know what they are dealing with. Examples include these kids, people getting on the bus with guns and everything else. They feel they deserve to be paid what they are asking for.

Robinson explains so everyone understands that the Council doesn't have the express authority to be able to raise or lower line items in the MITS budget. The MITS budget operates very similar to the Muncie Sanitary District budget. They, as the fiscal body, either give it a yes or no vote and if they vote it down it then reverts back to the year prior. He clarifies with Attorney Gibson if he is missing anything on that description. Gibson doesn't think so, no. Robinson continues, amplifying for the Council that (really) their only input is a yes or no vote.

Councilman Overbey has a question for the Manager. He states that Ms. Edgell and Mr. Yencer had a point and that this is something that he has watched and dealt with on the east side of Muncie for a

while. Additionally, he knows a little bit about how they operate as his wife used to be Vice-President of the MITS Board and he would occasionally attend the meetings. He knows some of the drivers as well. He has seen people struggling to go to stores or get around yet knows the concerns of having trouble getting enough help because that's pretty universal nowadays. He would like to know if they could possibly make a hard plan (if they ultimately get enough people) to offer Sunday service. The other question is about the mentioning of the kids. Maybe he is naive on this but there are school buses for kids but still a lot of kids on the MITS buses. He asks how that works. Price Clark explains it was several years back when Muncie Community Schools was in trouble with money. They pay for their own yellow school buses. MITS offered to help and they cannot accept money for services so there is no payment there and it is just an agreement. There was a lot of duplication of routes between the yellow buses and MITS so MITS said they could pick those kids up and deviate into the schools. That saves MCS a considerable amount of money. She has seen the figure before but isn't going to throw one out there now because she doesn't remember it. It saves a lot of money for MCS and that is why they do that. Overbey sees and knows the problems they face because some of the officers had to work security up at the facility. He asks if there is a way that they could ensure people that if they get enough help then they could offer Sunday service. Price Clark explains, (as it was brought up) the contract is up and they are going into negotiations. Not yet knowing what way that's going to go, and they're after wages from \$22 to \$29, that's really depending on how the contract negotiations go and the money that's available. If Sunday service came to happen, you would probably be looking at staying at the same hours that they are running now with the addition of Sunday. You are not going to get back to 9 p.m. service and a Sunday. It is going to be an either or. She also wishes to bring up, unaware if all of the Council was provided with copies of the last market research study that MITS conducted, but at the time of that survey, they went out into the community where the group even paid people to come in and fed them to participate and qualitative interviews. The people of Muncie indicated by the Market Research Study would rather have later hours on Saturday then to have Sunday service. The predominant concern was not for Sunday but later hours on Saturday at that time (not to say that can't change). Price Clark asks if the Council would like her to address some of the other issues. Robinson advises they do not think that would be necessary.

Selvey, as an educator, really appreciates MITS taking on the role of bringing the kids to school because if they weren't doing that then there is no other means for some of our kids to be at school so she thanks them for doing that. She knows it was very cost-effective for MCS and asks if there is an agreement with certain schools or all schools if kids misbehave on the bus that something is done or that information is shared with the building administrators. Price Clark informs they do share that information and communicate. MITS has a process where the children can be banned and of course there is video footage. They follow 30-day, 60-day, 90-day bans before you're completely banned. Children that cause an issue, however, the driver reports it, they investigate it, then those kids can be banned to keep them off the buses. Again, they do communicate with the schools regarding discipline.

Dishman asks the Council how many of the members up here have their CDL license. Dishman has his CDL license and knows what these people are going through. When you are getting ready to get off work when they say, "here, you got to go take a drug test." It is on your own time. You may have something to do that but they come up and hand you a slip saying it is a federal government thing. Dishman thinks they ought to ban the CDL licenses because it is nothing but a money pit where you pay, pay, pay. You have to take a drug test every so often as a DOT thing and then you have to take a physical every year (especially if you are on a blood pressure pill or something like that then you go every year instead of every two). You don't know what a CDL person has to go through and you wonder why people that have their CDL licenses are fed up and stepping out of the trucks. He knows exactly how they

feel. Price Clark informs the MITS drivers are escorted for their drug tests so they are on the clock when they have their drug test. She can speak to that. Dishman understands that but there is still a lot of stuff you have to go through. He wishes they would just do away with the CDL driver's license period, just like the motorcycle license that is a joke too. He just feels for the people that have CDL licenses because if you do not have yours then you do not know how they feel. Questions called. Robinson states, again, the Council really has little authority to do anything about the budget for MITS. A roll call vote showed 7 yeas, 1 nay (Dishman), and 1 absent (Green). ADOPTED.

ORD. 33-22 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES (MUNCIE CITY BUDGET 2023).

Robinson explains this ordinance is relating to the city budget. The budget hearings will continue this Wednesday and they plan to vote to approve the budget on Wednesday, October 19th. Therefore, they are going to skip on to Ord. 33-22.

NEW ORDINANCES:

ORD. 34-22 AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY OF MUNCIE CODE OF ORDINANCES (REDISTRICTING).

A motion was made by Polk and seconded by Ingram to Introduce.

Councilman Polk, Chair of the Redistricting Committee, refers to the few Redistricting Committee meetings held regarding this where the members took a look at the numbers. He knows a couple of the Committee members looked at numbers individually and some in groups. As far as trying to see if the Council Districts needed to be changed, the Committee decided there was really no purpose and if it is not broken don't fix it. The Districts have to be so close together and he believes they are. They did reach out to some attorneys/law firms to see what they would charge (to basically tell them the same thing they were seeing themselves). It was then decided to just leave them the same as they were 10 years ago. There are no changes other than one change in District #3. The County eliminated Precinct #5 and combined it with Precinct #14 so you can see in District #3 that there is no longer a Precinct #5 (as #5 is now with #14). That is the only change.

Councilman Clark explains, as a member of the Redistricting Committee, he respects the decision not to go after a third party to analyze the Council Districts but he, for one, would prefer a third party review. He thinks it gives a look of gerrymandering when members of Council are either drawing or redrawing their own Districts. He knows that is not the point of contention of anyone on this Council but thinks when people think about public persona in the way that the voter looks at how they are drawn how they can easily be gerrymandered. Clark would prefer a third party look at it.

Councilwoman Selvey agrees with Clark that it is just for the sake of how it looks to the public. She also knows one of the quotes was \$2,500 or \$3,500 and asks for confirmation from Polk. Polk states it was \$3,500. Selvey believes spending \$3,500 just to get the public's trust is not a lot of money, in her opinion, therefore, agrees with Clark for the public's sake.

Councilman Dishman informs he is one that is not wanting to spend that kind of money on something if the head of the Committee is saying it's not broken don't fix it. He is all for what Polk says.

Robinson makes the comment there might be people that have no idea what they are talking about so he will explain. They are referring to the District map for City elections in terms of selecting City Council members. For instance, Robinson is District #2 and the lines of District #2 are in West Muncie. He wants to make sure that everyone understands nothing has changed. These Districts were put forth ten

years ago. After the census, that census data it taken and reviewed to potentially redraw District lines. This was done ten years ago and in that ten years, the Council has changed hands on both political parties. The population change has not been significant enough, in his opinion, that it warrants many changes with the District. Robinson was also in favor of a third party and mentioned it at their first meeting of the Redistricting Committee. He does take Polk's recommendation and is aware he has been looking at this for nine or ten months now and this is something that has to be done by the end of this year, statutorily, so they are kind of out of time at this point. Just so that everyone is clear, nothing is changing and the Districts remain the same. Really, it is up to each individual candidate to go out there, knock on doors and get to know their people and hope they choose the right person. Politics does not matter where the lines are and where people fall.

Selvey explains she tried to work the numbers and what everyone is saying is true. It is really hard and even when they tried the numbers were adding up. She thanks Polk for his hard work. The point she would like to make, referring to a sentence in the procedures that mentioned that no person could be on the Committee if they are running in their District, and there were some members on the Committee that were running and made decisions about their District although (she will say again) they tried really hard and worked hard. For that reason, she thinks if they get a third party person to look at it, then it would be in good faith and let the public know that it was done correctly. Attorney Dan Gibson states he is not sure what regulation Selvey is talking about. Ingram adds that (as an At-Large member of that Committee) every District is his District so that would be confusing for him. Robinson states Attorney Gibson reviewed that statute and in working with Chairman Polk of that Committee that this is the first he has heard of it. Clark informs he doesn't believe it mentioned anything like that. Selvey questions it. Robinson wishes to be very clear that there were five members of the Committee. It was originally three members when Polk was President in 2020 and then when Robinson became President in 2021 added two members to make it five. There were two At-Large and three District members. Since that is the way the state statute prescribes it that the Council choose those Districts so Robinson tried to do it the most fairly way possible to make sure that everyone was represented. Again, he has the mindset where he doesn't care what his District lines look line. It is up to him to go a good job and get elected. In fact, he doesn't believe his District is or has been favorable in the past to his political party and it has mostly been the other political affiliation that has held his District's seat. He just wants to make sure that everybody understands they went about it as fair as possible and (with Attorney Gibson's help) followed state statute in determining what the Districts will be (which are remaining exactly the same). Questions called. An all-in-favor vote showed 8 yeas and 1 absent (Green). INTRODUCED.

ORD. 35-22 AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET AREA FOR GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC. (1704 E. Hines St.)

A motion was made by Ingram and seconded by Overbey to Introduce.

Mayor Dan Ridenour states these have been done by the Council in the past. This was approved by the Economic Development Commission last month and their recommendation was to send it to the Council for a possible tax abatement for a habitat home. He is aware tonight is for introduction and believes that Habitat and the people involved will be present next month. Questions called. An all-in-favor vote showed 8 yeas, 1 absent (Green). INTRODUCED.

RESOLUTIONS:

RES. 23-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION
CONFIRMING DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING
THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS.
(ADK Management Inc.)

A motion was made by Selvey and seconded by Polk to Introduce.

Scott Mick, Cedars of Muncie, LLC is here to answer any questions anyone may have. Robinson makes the comment this was reviewed at the Tax Abatement Committee meeting held earlier this evening and wonders if any of the committee members have anything they would like to share.

Councilman Clark, Chair of the Tax Abatement Committee, informs this is what is known as the White River Plaza at 700 S. Nichols. The abatement request is for six years starting at 100% and working its way down to 17% in year six. Cedars of Muncie is making the abatement request. The owner is Scott Mick who they met with earlier. It is important to note there is going to be, in total, \$1.2 million of plaza rehab projects that are going to happen there. What will be seen first is the parking lot and roof replacement. The parking lot will go in thirds and Clark believes Mick said that it would be the northwest third of the parking lot that would include new 3 inch milled asphalt in that area. Another rehab will look at replacing the flat roofing and the metal roof on the White River side. Some renderings were provided to the Committee about a rebuild of the façade (he believes) on the south end and then some digital signage and green space on that same side potentially for those patrons that may be on the Greenway and want to stop and have a drink or a cup of coffee there. Clark is not sure if Mr. Mick has more of the handouts he provided the Tax Abatement Committee earlier but informs he can share his copy with the Council President. It is a project overview with some quotes for the different line items including the paving and rendering of what it may look like. During the Tax Abatement Committee meeting, they just explained the process and how the abatement works. It is an improvement to the property and what happens is once the improvements are complete is Mr. Mick would file the tax abatement paperwork and the building is then reassessed and the value would then be assessed based on the new. This abatement would be for the new assessment of that property so he would still be required to pay for the existing assessment before. All that was covered in the meeting, of real property abatement. Clark asks if there is anything else that he should cover or share. Attorney Gibson doesn't believe so. Clark continues about their discussion and that all three committee members had a favorable recommendation for the six-year tax abatement.

Councilwoman Selvey would like the public to know that there will be taxes paid on the \$863,000 assessed at that value and there will be tax paid on that assessed value. This tax abatement is just on improvements to the building. From the plan and pictures he provided the committee, it is going to look fabulous and is going to be great for that area.

Clark adds this is also under a non-for-profit right now so there is no tax income to the City at this point. That status will change as well. Robinson asks if Councilman Overbey has anything to add. Overbey agrees and as has said before, the revitalization of that property and the improvements look really good. Like what Selvey brought up in which he concurred with her about possibly seeing a business plan to make it where they could see and have a scale of the progress. Other than that, he gives his nod of approval.

Seth Rawlings asks if this is the type of rolling abatement where it goes down a percentage over time. Council confirms. Rawlings states that was his first question now he has a comment. He likes this idea because the White River Plaza is (kind of) like our gateway from the southwest corner of the City to the Ball State properties where we start to get more and more development over time. He just thinks it is a good idea. Questions called.

Councilman Garrett states he just looked at the plan and pictures. His mother-in-law in in the crowd tonight and he and her both drive that route every day. What those pictures look like now compared to what it is going to look like is phenomenal. He thanks Mr. Mick for taking an interest in this and doesn't want to sound selfish but comments how this is right in his District. People will be able to come over from the park and have stuff to do. If people are not stopping by they are driving by and just the way it is going to look, just that parking lot being done (as everyone knows it is common to come out of there with a flat tire) is great. Garrett just wants to say thank you to Mr. Mick who has been very nice to work with. He cannot wait to see this done. A roll call vote showed 8 yeas, 1 absent (Green).

ADOPTED.

RES. 24-22 A RESOLUTION FOR TRANSFER OF APPROPRIATIONS (ANIMAL SHELTER).

A motion was made by Garrett and seconded by Ingram to Adopt.

Craig Wright, City Controller, accompanied by Katy Wolfe, Interim MACS Director, informs this is a resolution for the transfer of appropriation from three line items to another three line items. It will go towards repairs that have been incurred that are quite pricey. It is just transferring money around to meet the budget needs. Questions called. A roll call vote showed 8 yeas, 1 absent (Green). ADOPTED.

OTHER BUSINESS:

Linda Johnson is pleased to be here and appreciates the time. She is here representing Guardian Advocates Inc. which is a nonprofit organization that is now looking at its fourth year in 2023. For 2022, they added Delaware County to serve and this program, in short, is much like the CASA program only for adults. GA serves adults who are elderly, disabled or incapacitated in some way that have no family or no one to fairly represent and advocate for them. They follow probate code 29 which was written into law about 2014. This was (kind of) a wave back in 2009 to 2014 across the nation because the Baby Boomers started to tip the scale and thoughts were 'my goodness how are we going to take care of everyone.' Dr. Jenuwine from the law school at Notre Dame studied this with many people and made a proposal then to the general assembly and (as she said) they brought it into law around 2014. They started the state Indiana Guardianship Office and there's now a state registry so that those people going forward now cannot file in court for a guardianship. Even outside their program, without filing the appropriate information for this registry to help the police, the nursing homes, hospitals, etc. try to find a guardian should they have someone then they have a way to check. Their program is 1 of about 20 and the program itself is called VASIA (Volunteer Advocates for Seniors and Incapacitated Adults). It works on the premise of a lot of volunteers so if anyone that is listening is interested please let her know. It is a non-profit, find your path of donations and contributions as you can. The Supreme Court does offer a two for one match so they need local dollars to support them. The Program has really been loaded up in this first year with Delaware County residents needing them. The numbers are on page 2 of her document and the way they are put together can be seen that at the time of this writing they were at 15 for Madison County (which has been with the program three years), Delaware County with 9 and Grant County with 6. The next couple of lines down show there were 6 pending for Delaware County and she believes all of those have been approved in addition to a couple more. So, in less than a year, we have equaled the Madison County program. It does not matter; it just says it is working. They really need local support with this Council and Mayor Ridenour. What they are trying to achieve is about a \$5,000 donation/contribution for the 2023 year. The County Council a couple weeks ago was awesome and voted for \$10,000 for 2022 and another \$10,000 for 2023. She thinks GA fits well in the American

Recovery Plan, if dollars are still available. 50% of their people have mental health issues, which has increased over the years and with Covid on top of it. Additionally, with their longevity of living of the IDD population (those that one would call mentally handicapped or physically retarded back in the day) are now called IDD and are living longer and outliving their parents where years ago a lot of them had health problems with that and would pass away young. Roughly, 50% of the clients have IDD. There is a great need out there because it is the most fragile population. We often hear that no child will be left behind. Let's not leave any senior or disabled adult behind either. She thanks everyone for the support and looks forward to hearing from everyone in the future. Robinson thanks her for the work she does.

Mark Kinman first thanks them for the recognition of Breast Cancer Awareness month. His wife suffered from breast cancer back in 2012. The reason he is here tonight is to inform everyone that the Southside Neighborhood Association is planning to put on a Basketball Kickball on the 25th of this month over at Ball Corp field. Some of those involved consist of Muncie police officers, Sheriff's Department deputies, maybe the fire department, Ball State soccer players and Charlie Cardinal. It is going to be a shine only event so if it rains there is no rain date because it is right at the end of the month and we do not want to be doing this in the snow. There is not a time set yet so they are in the process of getting that and once it is confirmed he will send an email to the entire council. The Neighborhood Association would like for the councilmembers to show up and be and prepared to have fun with the kids playing kickball and basketball. He jokes that it is not their fault if anyone gets hurt. They will also be involved in Trunk or Treat at the Madison Street Cruise down at the end of Madison which is coming up also. Robinson jokingly asks Craig Wright, Controller, if workers comp covers the Council in case they get out there and blow a knee or something.

Audie Barber apologizes for being late and wants to thank the Council for approving ord. 31-22. Great job and that will help keep the integrity of our town and keep things the names they are supposed to be, unless it is done the proper way. October 11th is the last day to register to vote so we need to get people out there and registered. A few more things... Barber is aware it has nothing to do with the Council but wishes to put it on record that he suggests to have some of the teachers ride the MITS buses since we do provide a service for the Muncie School System. Maybe some of them can be some sort of bus monitor or something. Maybe in the contract that is coming up, if they want to pay for people to get their CDL's then maybe put something in their contract that they have to ride the rest of that contract out before they can go seeking other employment. Last but not least, Barber explains on September 21st he was watching the meeting with the MSD Board. Once again, aware this is not in the Council forte, but the MSD Board voted to approve a \$50,000 contract with a company to remove logjams out of White River. Everybody knows the rules and this is what the last Administration got in trouble for. They did not turn it out to bid and advised that they were going to turn it out to one certain company to do logjams up to \$50,000. Anything over \$25,000 has to be bid or quoted and he just wanted the Council to be aware this stuff is still going on today under a different Administration than it was on the previous Administration. He just hopes that the people on the MSD Board read the rules and know what the rules are before they set up there and vote. One might not think \$50,000 is much money but it is actually quite a bit of money. When you double your regular contract before you have to turn it out to bids, that's a big issue for either party or whoever is on the MSD Board and this is part of the reason some of the other people got in trouble last time so... Like he said, he knows it is not anything the Council can control but he wants it on the record that it is out there. People do watch the meetings and see the stuff going on and it all being allowed to continue is a big issue. He closes stating let's get home to watch the football game.


Seth Rawlings wanted to comment on the Metropolitan status administration or micropolitan status administration. This is an OMB program that there was a review for the office management budget which is out of the president's office to review cities and determine metropolitan status to move from 50,000 people to 100,000 people. Rawlings has done a deep dive into this in the last couple of days and finds it really fascinating. A lot of our grant money that comes federally is really effected in ways we don't really understand in this. He went through the Brookings Institute and read the OMP policy itself as it was put out as regulation in January of 2021 and is starting to get into a public consideration and comment. He thinks it would be smart for the Council next month to have a resolution to say no to this new policy regulation. It is probably harmful in the long-term for Muncie. If we went from a metropolitan area to a micropolitan area, we would probably lose some HUD funding as well as ability for public transit systems because those are really focused on metropolitan areas. It is really going to mess with some of the finances we get from the federal government in terms of grants. It would also put us in more competition with other areas of the city or state. Anderson will move into the micropolitan status along with Kokomo and Terre Haute. So, when we go to apply for grants we will have more competition and won't be able to do match-based programs for some of these issues. Aware this is not a giant issue that people would care about most of the time but it is something that could really eat into millions of budgets and we don't really know the policy impact of it. That is why he would ask for a resolution next month to have a negative ruling from the City Council on this.

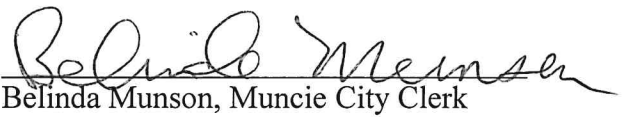
Mrs. Julie Snider, Central High School Government Teacher, reminds everyone how she brought her AP class to the meetings last spring and they passed a resolution to form the Muncie Youth Council. Finally, in October, it has come to fruition. She wants the kids to introduce themselves tonight and informs they are just getting started. In fact, she actually just met some of the students this evening. Students involved are from Muncie Central, Muncie Burriss and Delta so it is pretty cool to have kids from all over. They will just introduce themselves now and hopefully they can meet with a few councilmembers and agree on when to get together and talk about what they want to do in the future. Eleni Bow (senior at Delta), Nathaniel McDonald (senior at Burriss), Oscar Krieger (senior at Burriss), Jamar Clark (sophomore at Central), and Logan Grady (senior at Central) all introduce themselves to the Council and how excited they are to work together. Mrs. Snider adds there are two other members that couldn't be here this evening (possibly three because one just applied today) but they are hopeful to have everyone together soon. She has provided their contact information to President Robinson and Councilwoman Selvey if there are any questions or anyone wishes to contact them. Feel free to do so with possible ideas and things to talk about or do. Robinson states Mrs. Snider has been communicating with him and Selvey and wishes to loop Councilman Ingram into the conversation as one of the students is part of the Ingram household so it would be only appropriate that he can bug Troy. Robinson informs they are excited about this opportunity and this is a great thing. He thanks each and every one of them for their interest in local government and the work they are doing in their schools. This is fun stuff. It's great. They are very excited to work together and look forward to moving forward. Councilman Garrett thanks the students for getting involved in local government while young. He explains how it will directly affect everything in their future and encourages them to listen to Mrs. Snider. She is a great guide and Garrett would not be involved like he is if it was not for her. She lit the fire in him. He encourages the kids to listen and not let anybody persuade them to think any way in which they don't want to. Do what is right. It is your community and we need young people to follow up and stay here. It would be great to one day see all of these students up here in these council seats. Overall, whatever is needed of the

Council, everyone one of them would be more than happy to help and to just let them know. Councilman Overbey, as Garrett stated, wants to thank the students for their interest and what they are doing. He recalls when he was in school he hated government and history. In fact, he hated school. Yet, here these kids are, getting their feet wet and being part of the community. He applauds that.

ADJOURNED:

A motion was made by Overbey and seconded by Polk to Adjourn. A vote by acclamation showed 8 yeas, 2 nays (Robinson and Ingram), 1 absent (Green). ADJOURNED.



Jeff Robinson, President of the
Muncie Common Council

Belinda Munson, Muncie City Clerk
of the Muncie Common Council

